

Comprehensive Plan of Redevelopment

for

a portion of Mount Pleasant TID #5, including
lands located within the Village of Mount Pleasant
along the Braun Road corridor
bounded by
90th Street to the East,
CTH KR to the South,
STH 11 to the North, and
I-94 East Frontage road to the West

Prepared for:
Village of Mount Pleasant Community Development Authority
by Village Department of Economic Development

February, 2018

Comprehensive Plan of Redevelopment

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I. Introduction

A redevelopment project is proposed for, among other purposes, the construction and operation of approximately 20 million square feet of manufacturing space for the production of liquid crystal display panels. The developer, Foxconn (“Developer”) will construct the facility which is expected to result in up to a \$10 billion private investment over a six-year development timeframe and result in creation of up to 13,000 jobs with an estimated average salary of \$53,875. The initial manufacturing plant phase is expected to occupy approximately 1,198 acres and produce a guaranteed incremental value of \$1,400,000,000. Further development of the remaining redevelopment area by the Developer, supply chain vendors and other businesses will create additional significant development. In order to facilitate this redevelopment, the Village of Mount Pleasant (“Village”) has rezoned the Project Area (described below) to Business Park, has petitioned for a water diversion to serve the Project Area, and entered into various agreements with other units of government regarding the improvement of roads and providing of utilities.

This comprehensive plan of redevelopment (“Redevelopment Plan”) has been prepared for the Village of Mount Pleasant Community Development Authority (“CDA”) pursuant to the requirements of Wis. Stat. §66.1333(6), as authorized under Wis. Stat. §66.1335 and Wis. Stat. §66.1333.

Wis. Stat. §66.1333(2) recognizes the statewide import of redevelopment and the goal of well-planned land uses providing employment for the people of Wisconsin and its communities. The statute recites that, “[t]he necessity in the public interest for the provisions of this section is declared a matter of legislative determination.” Wis. Stat. §66.1333 addresses “blighted” areas.

A “blighted area” is defined in Wis. Stat. §66.1333(2m)(b)3 as:

An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Once an area is declared to be a blighted area and a redevelopment plan is approved, the Community Development Authority may exercise the powers granted to it for the acquisition and assembly of the real property of the area. Wis. Stat. §66.1333(6)(e).

This Redevelopment Plan is intended to serve as a general framework or guide for development within the Project Area. This Redevelopment Plan designates the boundaries of the Project Area, and includes a map of existing uses and conditions and a map of proposed uses, which designates the general distribution and location of the various categories of land uses within the Project Area.

II. Project Area Boundaries

The Project Area boundaries are depicted on **Exhibit A**. The project area includes lands located within the Village of Mount Pleasant along the Braun Road corridor, 90th Street to the East, CTH KR to the South, STH 11 to the North, and the I-94 East Frontage road to the West (“Project

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Area”). The Project Area totals 2,815 acres. The individual properties in the Project Area are listed in **Exhibit A-1**.

III. Existing Uses and Conditions

Existing land uses and the conditions of real estate in the Project Area are shown on **Exhibit B**. Existing uses within the project are largely agricultural with some scattered residential uses (single family/duplex houses). The agricultural and residential uses are currently non-conforming uses since the entire proposed Project Area has been rezoned to BP Business Park. See attached **Exhibit C** which includes Ordinance 20-2017 rezoning the Project Area, and other lands, to BP and the text of Code Section 90-651 which lists permitted uses.

The existing uses align with the original planning concept which was for the continuation of agricultural uses in this area. A number of factors have changed since this original concept: (1) the potential for a transformational and sustainable high-tech manufacturing and technology ecosystem; (2) rezoning to BP; (3) provision of water in the Project Area, and; (4) improved roadways and utilities to serve the Project Area. The current planning concept is for industrial/manufacturing use. This Redevelopment Plan conforms to the new concept and enacted rezoning by eliminating obsolete platting, diversity of ownership and underutilized property which substantially impair and arrest the sound growth of the community.

The existing agricultural/residential development is stand-alone in nature, meaning there is little, if any, functional integration or interaction between the separate sites, creating an environment that lacks development potential and economic vitality. In contrast, this Redevelopment Plan envisions large users and provides for significant integration of uses in the Project Area.

IV. Relationship to General Local Goals and Objectives

The Village of Mount Pleasant is party to a multi-jurisdictional comprehensive plan (“Comp Plan”). This Redevelopment Plan closely corresponds to the Economic Development component of the Comp Plan. While the Comp Plan originally limited business park uses to the northern part of the Project Area, it now has now been amended to expand the business park uses to the entire Project Area. In order to accommodate this use, the Village has comprehensively rezoned the Project Area, acknowledging that the Village is prepared to move forward with industrial/manufacturing development. The proposed land uses plan for the Project Area are industrial/manufacturing as allowed under the Business Park zoning, and as depicted on **Exhibits D and D-1**. **Exhibit D** indicates the proposed general distribution, general locations, and extent of the proposed industrial uses within the Project Area. **Exhibit D-1** is the Phase 1 Site Plan for the facility.

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This redevelopment closely corresponds to the economic development component of the Comp Plan. The Comp Plan recognizes that “[i]n partnership with local communities, the County and RCEDC are aggressively promoting the expansion of existing industrial/business parks. . . . as well as boosting infrastructure development for additional economic activity centers.” (XIV-4). The Comp Plan recognizes that “next generation manufacturing” is one of the types of industries that would be “[a] good economic development drive[r] and employment generato[r] in order to maintain a healthy and sustainable economy for Racine County.” (XIV-5).

Racine County Economic Development Goals include:

Goal XIV-1: Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities. (XIV-9).

Goal XIV-2: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses. (XIV-9).

Racine County Economic Development Plan (EDP) 4.0 Objectives, Policies, and Programs Objectives include:

...
To focus on the importance of technology and innovation relative to the growth of existing businesses and the attraction of new businesses to the community. (XIV-9).

...
To take advantage of the development opportunities that exist as a result of the Chicago-Milwaukee Corridor and to properly link land use with future business development countywide. (XIV-9).

Policies and Programs include to:

Continue to implement industrial and commercial redevelopment projects in communities throughout Racine County. (XIV-10).

Additional Economic Development Objectives, Policies and Programs Developed as Part of the Racine County Comprehensive Plan Objectives include to:

Promote a wide range of a range of employment opportunities and resources for all residents that improve and enhance the economic vitality of Racine County. (XIV-11).

...
Promote the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and locations. (XIV-11).

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Policies and Programs include to:

Direct commercial and industrial development to those targeted areas identified for such uses on the Comprehensive Plan 2035 land use plan map. (XIV-12).

...

Promote . . . employment centers that are visible and easily accessible to existing or planned transit routes. (XIV-12).

Encourage the development of industrial and commercial development in municipalities that are capable of providing sewer and water services. (XIV-12).

Thus, this Redevelopment Plan closely conforms to the Economic Development component of the Comp Plan. In addition, as discussed below, this Redevelopment Plan directly supports other local objectives of the Comp Plan as to Appropriate Land Uses; Improved Traffic/Public Transportation; Public Utilities and Community Facilities, and; Other Public Improvements in the Project Area.

V. Relationship to Additional Specific Local Goals and Objectives

Appropriate Land Uses

The proposed redevelopment closely corresponds to the land use component of the Comp Plan by identifying a contiguous tract along the I-94 corridor which is sized to allow for significant redevelopment. This area is now planned to be served by public utilities and improved roadways. The Comp Plan identifies land use goals, including:

Goal IX-5: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses. (IX-14).

Local land use objectives as to appropriate land uses include:

Coordinate a spatial distribution of the various land uses which is properly related to the existing and planned transportation, utility, and community facility systems in order to assure the economical provision of public services. (IX-14).

...

Provide for the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location. (IX-14).

...

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Maintain and enhance the economic vitality of the County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses. (IX-14).

This Redevelopment Plan promotes these goals and objectives by providing a large contiguous tract, sized to accommodate growth, able to be served by public utilities, and which is conveniently adjacent to the I-94 corridor.

Improved Traffic/Public Transportation

The proposed redevelopment closely corresponds to the traffic/public transportation component of the Comp Plan. The Village has entered into a series of agreements with the Wisconsin Department of Transportation (“DOT”) who is designing and constructing improvements to roadways adjacent to the Project Area, as well as certain roadways extending from the Project Area and I-94. (**Exhibit E**). Currently planned improvements are described below:

- International Drive: north of the Project Area, the existing 4-lane divided road currently ends about 2,400 feet south of STH 20. It will be extended south to connect to STH 11.
- STH 11: along the northern edge of the Project Area, the existing 4-lane divided road will be expanded to 6- and 8-lane divided road between the I-94 East Frontage road and CTH H. It will then transition back to the existing profile east of CTH H.
- Braun Road: within the Project Area, the existing 2-lane roadway will be expanded to a 4- and 6-lane divided road from I-94 to CTH H. It will then transition back to the existing profile prior to connecting to 90th Street.
- CTH KR: within the Project Area, the existing 2-lane road will be expanded to a 4-, 6- and 8-lane divided road between the I-94 East Frontage road and CTH H. It will then transition back to the existing road dimensions prior to connecting with 90th Street.
- CTH H: within the Project Area, the existing 2-lane road will be expanded to a 4-lane divided road from CTH KR to north of STH 11.
- Wisconn Valley Way: within the Project Area, a new road is planned from CTH KR to STH 11.

Almost all of the proposed road construction within and bordering the Project Area include acquisition of access rights. Remnant parcels will typically not have access to a public street.

With these additional improvements, the entire system of roadways will be coordinated and integrated. These improvements are being planned with traffic safety/traffic flow standards as if

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the Project Area were fully improved, accommodating increased traffic demands and new transportation modalities. This correlates to the Comp Plan which identifies transportation goals, including:

Goal XII-3: Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems, and utilize existing public utilities and services. (XII-9).

The Comp Plan identifies transportation objectives, including:

A multi-modal transportation system which, through its location, capacity, and design will effectively serve the existing land use pattern and promote the implementation of County and local land use plans, meeting and managing the anticipated travel demand generated by the existing and proposed land uses. (XII-9).

...

A multi-modal transportation system which facilitates the convenient and efficient movement of people and goods between component parts of the County, Region, State, and Nation. (XII-9).

A multi-modal transportation system which reduces accident exposure and provides for increased travel safety. (XII-9).

...

The layout and design of local street systems properly related to the planned arterial street and highway system. (XII-9).

The Comp Plan identifies transportation policies and programs, including:

Work cooperatively with the Wisconsin Department of Transportation in effecting recommended changes in jurisdictional responsibility for portions of the arterial street and highway system as recommended in the jurisdictional highway system plan. (XII-10).

Act to consider the recommended expansion, improvement, and maintenance of the arterial street and highway facilities designated in the plan for County or local jurisdiction, including undertaking, as may be appropriate, detailed planning, preliminary engineering, environmental studies, and official mapping efforts. (XII-10).

...

Continue to operate, enhance, and expand traffic management systems so as to achieve the highest possible level of service on the arterial system. (XII-10).

...

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Monitor changes in travel patterns, traffic volumes, and the implementation of recommended transportation facilities and services for the purpose of evaluating progress towards the attainment of transportation goals and objectives. (XII-11).

In response to the increased traffic and transportation demands of redevelopment, Village has worked extensively with the DOT to analyze traffic changes and plan for the improvement of various abutting streets such as Braun Road, CTH H and CTH KR. In addition, DOT is planning to improve the East Frontage road area and STH 11. These road improvement projects are detailed on **Exhibit E**. Village has entered into a series of agreements with DOT to facilitate the road improvements with efficiency and traffic safety of paramount importance. These road improvement projects allow for the possible use of new modalities, such as driverless vehicles, as that modality develops in the future.

Public Utilities and Community Facilities

DOT is also coordinating for the Village the improvement of utilities at the Project Area. Current plans for these improvements are detailed on **Exhibit F**. Water is being brought to the Project Area with a diversion application. Utilities are being extended to the Project Area and improved so an adequate level of service is provided. These utilities are being developed and funded in a comprehensive fashion through the cooperative efforts of the regional water provider, Racine County and other local municipalities. The Comp Plan identifies utilities and community facilities goals, including:

Goal XIII-1: Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems, and utilize existing public utilities and services. (XIII-25).

...

Goal XIII-3: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses. (XIII-25).

The Comp Plan identifies utilities and community facilities objectives, including:

Utilities and community facilities should be maintained or enhanced to adequately serve future County and local population and business needs, and be consistent with County and local land use plans. (XIII-26).

...

County and local growth should be closely coordinated with public facility expansions and improvements to ensure a consistent and cost-effective approach to providing sanitary sewer, storm sewer, and water supply for water resource management of surface water, groundwater, and water dependent natural resources. (XIII-26).

...

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Utilities and community facilities should be compatible with the surrounding uses of the community. (XIII-26).

...

County and local governments should work together to site public facilities and other infrastructure to deliver reliable, quality service and identify funding sources for such facilities. (XIII-26).

...

Encourage the timely expansion, improvement, and rehabilitation of utilities and community facilities related to electric and natural gas, alternative energy, telecommunications, solid waste and recycling, police, fire and rescue, emergency, government, libraries, schools, healthcare, and child care. (XIII-26).

The proposed redevelopment closely corresponds to the utilities component of the Comp Plan.

Other Public Improvements in the Project Area

The Project Area will see a significant increase in the numbers of people working in the vicinity. Village has planned for additional fire and police personnel, equipment and improvements, including a possible additional fire station serving the Project Area.

VI. Proposed Changes in Zoning or Maps and Building Codes and Ordinances

The Village has already rezoned the Project Area to BP Business Park. The rezoning Ordinance and the Village Zoning Code listing permitted uses are in **Exhibit C**.

VII. Population Density, Land Coverage and Building Density

Population density, land coverage, and building density will conform to the requirements of the BP Business Park District. **Exhibit C** includes the building area and site coverage requirements for the Project Area.

VIII. Present and Potential Equalized Value for Property Taxes

The Project Area encompasses approximately 2,815 acres of land. The 2017 assessed value of the real estate in the Project Area is \$17,211,900 which equates to an equalized value of \$17,791,917. The estimated assessed value of the main plant area alone is projected to add at least \$1.4 billion by 2024.

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Redevelopment of this magnitude would not occur without the substantial efforts by the CDA and Village.

IX. Site Improvements and Additional Public Utilities

As discussed above, additional public utilities are required to serve the redevelopment. Water, sewer, electricity and fiber optics are being extended, in appropriate capacity, to serve the Project Area. DOT is acting as utility coordinator in conjunction with its road improvement efforts. See the attached plan of utilities attached as **Exhibit F**. Ultimately, there may also be site improvements such as consolidation of parcels, building demolition, environmental remediation, and similar activities.

Similarly, to serve the Foxconn Project, Village, in cooperation with the DOT, is proposing to improve roads within or bordering the Project Area and add new roads. A map showing the affected roads and the new extent of the road right-of-ways is shown in **Exhibit E**.

X. Relocation

To the extent that families or businesses may be displaced by the redevelopment project, relocation assistance will conform to the requirements and provisions of the Wisconsin Statutes and the Wisconsin Administrative Code including, but not limited to, Wisconsin State Statutes Chapter 32 and Wisconsin Administrative Code Chapter Administration 92.

XI. Implementation of the Comprehensive Development Plan

Redevelopment has not, and in all likelihood, would not occur without substantial efforts by the CDA and Village. The CDA will coordinate the efforts with Village to work toward an improved economic climate in the Village. From time to time, the CDA and Village are expected to enter into various agreements with other governmental units to accomplish the purpose of this plan.

Implementation of this Redevelopment Plan will require project management and administrative oversight and coordination, as well as the services of a project team consisting of engineers, attorneys and providers of other specialized professional services and technical capabilities.

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Implementation of this Redevelopment Plan will require, but is not limited to, the following tasks:

Relocation Order, Relocation Plan, and Relocation Services

Pursuant to Wisconsin Statutes, requirements for the exercise of eminent domain, such as relocation orders, relocation plans and relocations services, will be met to implement the plan.

Environmental Investigation

Environmental investigations will be required to implement this Redevelopment plan.

Environmental Remediation

Pursuant to the requirements of the Wisconsin Statutes and Wisconsin Administrative Code, and as administered by the Wisconsin Department of Natural Resources, contaminated soil and groundwater will be remediated to meet applicable requirements and standards.

Geotechnical Investigation

Implementation of this Redevelopment Plan may require geotechnical investigations and, based on the findings of the investigations, actions to address deficiencies.

Land Acquisition and Consolidation of Parcels

Many parcels of land will need to be acquired and consolidated with other parcels to create a larger, more effective development site.

Building Demolition and Site Cleaning

Demolition and removal of certain, existing buildings/facilities will be required.

Public Infrastructure

Public infrastructure will be extensively, reconstructed, relocated and extended as necessary to adequately serve the redevelopment.

Construction of Buildings, Public Facilities and Other Structures

A variety of new buildings, facilities and specialized structures will be constructed to implement the plan.

Other Required Activities or Actions

To the extent possible, the general tasks required to implement the plan are outlined in this Redevelopment Plan. Actual implementation, however, will require that many situations and circumstances be considered and addressed as the project evolves, not all of which can be foreseen or anticipated in advance.

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Accordingly, it is important to recognize that this Redevelopment Plan is a general guide, and that the plan will evolve and become more specific as the project proceeds forward.

XII. Summary and Conclusion

Wis. Stat. §66.1333 recognizes the statewide importance of redevelopment and the goal of well-planned land uses providing employment for Wisconsin residents. This corresponds to the local goals and objectives in the Comp Plan. The Project Area currently meets the definition in Wis. Stat. §66.1333(2m)(b)3 of a “blighted area.” Once an area is declared to be a blighted area and a redevelopment plan is approved, the Community Development Authority may exercise the powers granted to it for the acquisition and assembly of the real property of the area. Wis. Stat. §66.1333(6)(e).

CDA has prepared this Redevelopment Plan in order to address this situation and thereby protect and promote the health, safety, morals, and general welfare of the Village residents. This plan is intended to provide for the utilization of all means appropriate for that purpose, thereby encouraging a well-planned, integrated, stable, safe and healthful redevelopment providing places of employment and a healthful living environment.

Exhibit A

PROJECT AREA BOUNDARIES

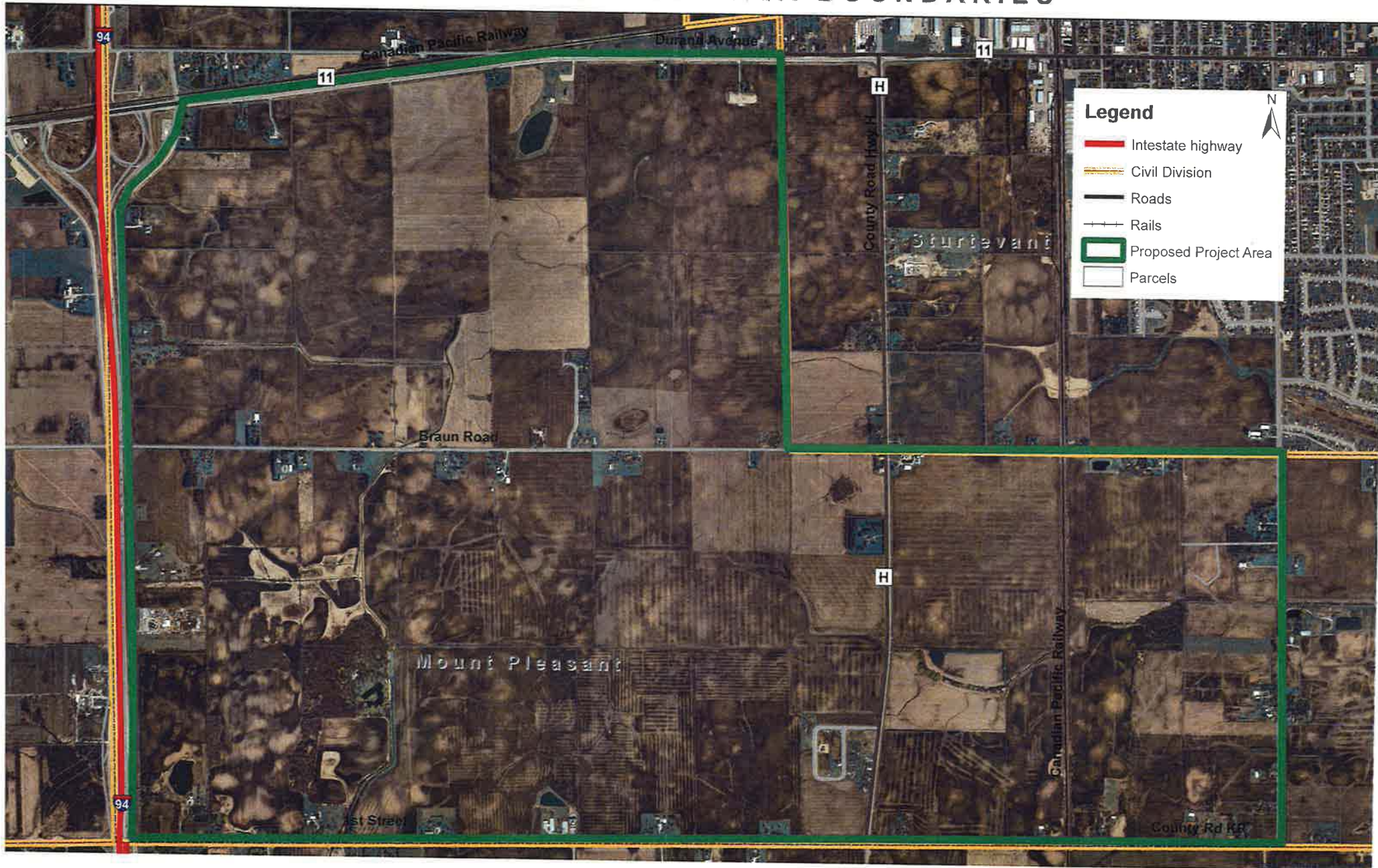


Exhibit A-1

Area I				
	Parcel Number	Property Address	Owner	Previous Owner
1	151-03-22-31-006-000	4529 SE Frontage Rd	University Of Lawsonsomy	
2	151-03-22-31-005-001	13201 Braun Rd	Todd D Pohjola	
3	151-03-22-31-005-000	13027 Braun Rd	Brouwers	
4	151-03-22-31-004-000	12825 Braun Rd	Theodore M Wasiak	
5	151-03-22-31-003-000	Braun Road	Village of Mount Pleasant	Karen L. Anderson, Lori Anderson, Steven J Anderson, Lynn Baumann, Lee Ann Goold, Timothy J Anderson
6	151-03-22-31-003-010	Braun Road	Village of Mount Pleasant	Laura A Jahnke, John Thomas Anderson
7	151-03-22-31-003-020	12715 Braun Rd	Village of Mount Pleasant	Maria Cervantes
8	151-03-22-31-001-000	12135 Braun Road	Village of Mount Pleasant	Buiss/Buisse/Ramos/Edgerly
9	151-03-22-31-001-010	12235 Braun Rd	Jay R Eckholm	
10	151-03-22-31-001-002	12305 Braun Road	Sherri L Shaver	
11	151-03-22-31-002-000	12135 Braun Road	Village of Mount Pleasant	Buiss/Buisse/Ramos/Edgerly
12	151-03-22-32-010-000	12135 Braun Road	Village of Mount Pleasant	Buiss/Buisse/Ramos/Edgerly
13	151-03-22-32-009-000	12121 Braun Road	Village of Mount Pleasant	Buiss/Buisse/Ramos/Edgerly
14	151-03-22-32-008-002	Braun Road	Village of Mount Pleasant	Bower Family Trust
15	151-03-22-32-007-000	11635 Braun Rd	Bower Family Trust	
16	151-03-22-32-008-000	11621 Braun Rd	Nicholas A Hilbert	
17	151-03-22-32-006-000	1106 Braun Rd	Juan F Garcia	
18	151-03-22-32-008-001	Braun Road	Village of Mount Pleasant	LeRoy S Bower Trust
19	151-03-22-32-004-000	Braun Road	Village of Mount Pleasant	Thomas W. Fliess
20	151-03-22-32-004-001	11111 Braun Road	Village of Mount Pleasant	Thomas W. Fliess
21	151-03-22-32-001-020	4222 Highway H	Village of Mount Pleasant	Thomas & Barabara Riedel
22	151-03-22-32-003-000	4204 County Hwy H	Jospeph M Janicek	
23	151-03-22-32-001-010	4222 S Highway H	Village of Mount Pleasant	Kurt R Kluender, Carrie A Harmann, Nancy B Harmann, Mark A Kluender, Robert M Harmann
24	151-03-22-32-001-030	County Highway H	Village of Mount Pleasant	Kurt R Kluender, Carrie A Harmann, Nancy B Harmann, Mark A Kluender, Robert M Harmann
25	151-03-22-32-002-000	4217 County Highway H	Village of Mount Pleasant	Thomas W. Fliess
26	151-03-22-31-006-010	4529 Hwy 41	Leonard Investments Llc	
27	151-03-22-31-009-000	Hwy 41	Super Mix	
28	151-03-22-31-007-000	4707 Hwy 41	Salvage Erickson Truck Sales	
29	151-03-22-31-008-000	Hwy 41	Salvage Erickson Truck Sales	
30	151-03-22-31-010-000	County Line Rd	Paul R Safransky	
31	151-03-22-31-010-001	13430 County Line Rd	George Safransky	
32	151-03-22-31-013-000	13320 County Line Rd	Todd M Blodgett	
33	151-03-22-31-011-000	County Highway KR	Village of Mount Pleasant	Rossi Investments, LLC
34	151-03-22-31-012-000	13104 County Line Rd	Donald John Merlock	
35	151-03-22-31-011-020	12910 County Line Rd	Richard Richards	
36	151-03-22-31-015-000	12646 County Line Road	Village of Mount Pleasant	Wendell L Perkins & Mark T O'Meara
37	151-03-22-31-014-010	County Line Road	Village of Mount Pleasant	Borzynski Brothers Properties
38	151-03-22-31-014-020	12406 County Line Rd	Todd A Kremis	
39	151-03-22-32-011-010	County Line Road	Village of Mount Pleasant/ Borzynski Brothers Properties	Borzynski Brothers Properties
40	151-03-22-32-011-030	1234 County Line Rd	Emulan Inc	
41	151-03-22-32-011-020	County Line Road	Borzynski Bros. Properties	
42	151-03-22-32-012-010	County Line Road	Village of Mount Pleasant	Borzynski Brothers Properties
43	151-03-22-32-012-000	11604 County Line Rd	Roger A Sturycz	
44	151-03-22-32-012-002	11514 County Line Rd	Will B Winchester	
45	151-03-22-32-013-000	County Line Road	Village of Mount Pleasant	Anselm J Harrison Trust
46	151-03-22-32-014-000	11110 County Line Rd	Barbara L Slivon	
47	151-03-22-32-016-000	10635 S Prairie View Drive	Daniel R. DeJonge, Kelly A. DeJonge	Daniel R DeJonge, Kelly A DeJonge
48	151-03-22-32-027-000	5100 Prairie View Dr	David J Botsch	
49	151-03-22-32-020-000	County Highway H	Brock E Paul	
50	151-03-22-32-015-200	5107 W Prairie View Dr	Adam J Hall	
51	151-03-22-32-015-100	5110 E Prairie View Dr	Matthew A Palmer	
52	151-03-22-32-015-300	10640 Prairie View Dr	James S Mahoney	
53	151-03-22-32-026-000	5138 E Prairie View Dr	Howard P Luxner	
54	151-03-22-32-015-010	5103 E Prairie View Dr	Timothy S Preiss	
55	151-03-22-32-024-000	5115 E Prairie View Dr	Village of Mount Pleasant	David Novak
56	151-03-22-32-019-010	5201 E Prairie View Dr	Village of Mount Pleasant	Klinkhammer Trust
57	151-03-22-32-023-000	5132 County Hwy H	Village of Mount Pleasant	Robert I Wasniewski Jr
58	151-03-22-32-025-000	5142 County Hwy H	Thomas N Orendorff	
59	151-03-22-32-019-000	5206 County Hwy H	Steven L Petts	
60	151-03-22-32-021-000	5220 County Hwy H	Village of Mount Pleasant	John A Wiley

Area II

	Parcel Number	Property Address	Owner	Previous Owner
61	151-03-22-30-020-000	13417 Durand Ave	Walter T Harmann	
62	151-03-22-30-019-001	13211 Durand Ave	Jay D Wildfong	
63	151-03-22-30-019-000	13105 Durand Ave	13105 Durand Avenue LLC	
64	151-03-22-30-021-004	Hwy 41	13105 Durand Avenue LLC	
65	151-03-22-30-021-005	Hwy 41	William A Schultz	
66	151-03-22-30-021-002	Hwy 41	Ann L Schultz	
67	151-03-22-30-021-000	3301 Hwy 41	Rodney A Jensen	
68	151-03-22-30-021-001	3825 Hwy 41	Petersen Family Trust	
69	151-03-22-30-001-000	Durand Ave	Creuziger Farms, Inc.	
70	151-03-22-29-008-000	12141 Durand Ave	Peter F Falk	
71	151-03-22-29-007-000	12127 Durand Ave	Mary Anne Falk	
72	151-03-22-29-009-000	11823 Durand Ave	Creuziger Farms, Inc.	
73	151-03-22-26-005-000	3216 S Green Bay Rd	Laura W Allard	
74	151-03-22-29-006-000	Durand Ave	John Younk	
75	151-03-22-29-001-000	11003 Durand Avenue	Village of Mount Pleasant	John H. Fonk
76	151-03-22-30-031-000	Hwy 41	Mary Lynn Pulda	
77	151-03-22-30-030-000	Hwy 41	Spring North Corp	
78	151-03-22-30-027-000	3825 Hwy 41	Petersen Family Trust	
79	151-03-22-30-025-000	Hwy 41	Marion J Kaye	
80	151-03-22-30-029-000	Hwy 41	John Schultz	
81	151-03-22-30-028-000	Braun Road	Slavko M Grcic	
82	151-03-22-30-031-002	Braun Road	Slavko M Grcic	
83	151-03-22-30-024-000	13144 Braun Rd	Jack R Petersen	
84	151-03-22-30-023-000	3301 Hwy 41	Leroy R Petersen	
85	151-03-22-30-002-000	Braun Road	Creuziger Farms, Inc.	
86	151-03-22-30-003-000	12706 Braun Rd	George N Creuziger	
87	151-03-22-30-032-000	Braun Road	Creuziger Farms, Inc.	
88	151-03-22-29-012-000	8418 Durand Ave	Creuziger Farms, Inc.	
89	151-03-22-29-010-040	Braun Road	Village of Mount Pleasant	Thomas W. Fliess Jr.
90	151-03-22-29-010-010	12006 Braun Rd	Rudolph R Baker	
91	151-03-22-29-010-020	Wheaton Ln	Shawn Mayer	
92	151-03-22-29-010-030	4016 Wheaton Ln	Shawn Mayer	
93	151-03-22-29-015-000	4001 Wheaton Ln	Randy S Burrow	
94	151-03-22-29-013-000	4041 Wheaton Ln	Peuschold Trust	
95	151-03-22-29-015-001	11838 Braun Rd	Ronald J Hoegsted	
96	151-03-22-29-014-000	11838 Braun Rd	Ronald J Hoegsted	
97	151-03-22-29-011-000	11820 Braun Rd	Forrest Bauer	
98	151-03-22-29-017-000	11800 Braun Rd	Bower Trust	
99	151-03-22-29-016-000	11508 Braun Rd	Linda Lamparek	
100	151-03-22-29-018-000	Braun Road	Village of Mount Pleasant	Thomas & Cherie Fliess
101	151-03-22-29-018-010	11016 Braun Road	Travis S Spencer	

Area III

	Parcel Number	Property Address	Owner	Previous Owner
102	151-03-22-33-014-000	4217 County Highway H	Village of Mount Pleasant/ Thomas W. Fliess	Thomas W. Fliess
103	151-03-22-33-013-000	4217 County Highway H	Village of Mount Pleasant	Thomas W. Fliess
104	151-03-22-33-007-000	9725 Braun Rd	Michael Allen Mueller	
105	151-03-22-33-008-000	9705 Braun Rd	Dennis Crain	
106	151-03-22-33-009-000	9437 Braun Rd	Klingenmeyer	
107	151-03-22-33-010-001	9407 Braun Rd	Village of Mount Pleasant	Joseph Dretzka
108	151-03-22-33-010-000	9505 Braun Rd	Klingenmeyer	
109	151-03-22-33-006-000	4217 County Highway H	Village of Mount Pleasant	Thomas W. Fliess
110	151-03-22-33-001-000	4436 90th Street	Village of Mount Pleasant Thomas W. & Cherie Fliess	Thomas W. & Cherie Fliess
111	151-03-22-33-001-010	4330 90th St	John A Usa	
112	151-03-22-33-003-000	4408 90th St	Alfredo J Ortiz	
113	151-03-22-33-002-000	4424 90th St	Ryan M Irish	
114	151-03-22-33-001-020	4444 90th St	Tom & Cherie Fliess	
115	151-03-22-32-018-000	County Hwy h	Rosina Neumayer	
116	151-03-22-33-017-000	County Hwy H	Rosina Neumayer	
117	151-03-22-33-016-010	County Line Road	Village of Mount Pleasant	Borzynski Brothers Properties
118	151-03-22-33-016-000	10514 County Line Rd	Michael R Schmidt	
119	151-03-22-33-018-000	9924 County Line Road	Village of Mount Pleasant	Henry Bouwma and Rosemary Bouwma, Clara J Cspella, Barbara Pfaff, John Bouwma
120	151-03-22-33-011-000	County Line Road	Village of Mount Pleasant	Bonnie S. Sorenson
121	151-03-22-33-012-000	9710 County Line Road	Village of Mount Pleasant	Bonnie S. Sorenson
122	151-03-22-33-019-000	9300 County Line Rd	Daniel P Braun	
123	151-03-22-33-004-000	4930 90th St	Daniel P Braun	
124	151-03-22-33-005-000	4912 90th St	Braun Trust	
125	151-03-22-33-005-001	90th St	Daniel P Braun	
126	151-03-22-33-020-000	5138 90th St	Daniel P Braun	
127	151-03-22-33-021-000	5230 90th St	John F King	
128	151-03-22-33-024-000	9144 County Line Rd	Elmer S Sauder	
129	151-03-22-33-022-000	9108 County Line Rd	Village of Mount Pleasant	Robert M & Lois Avila
130	151-03-22-33-023-000	90th St	Ned E Lashley	

Exhibit B

PROJECT AREA EXISTING USES

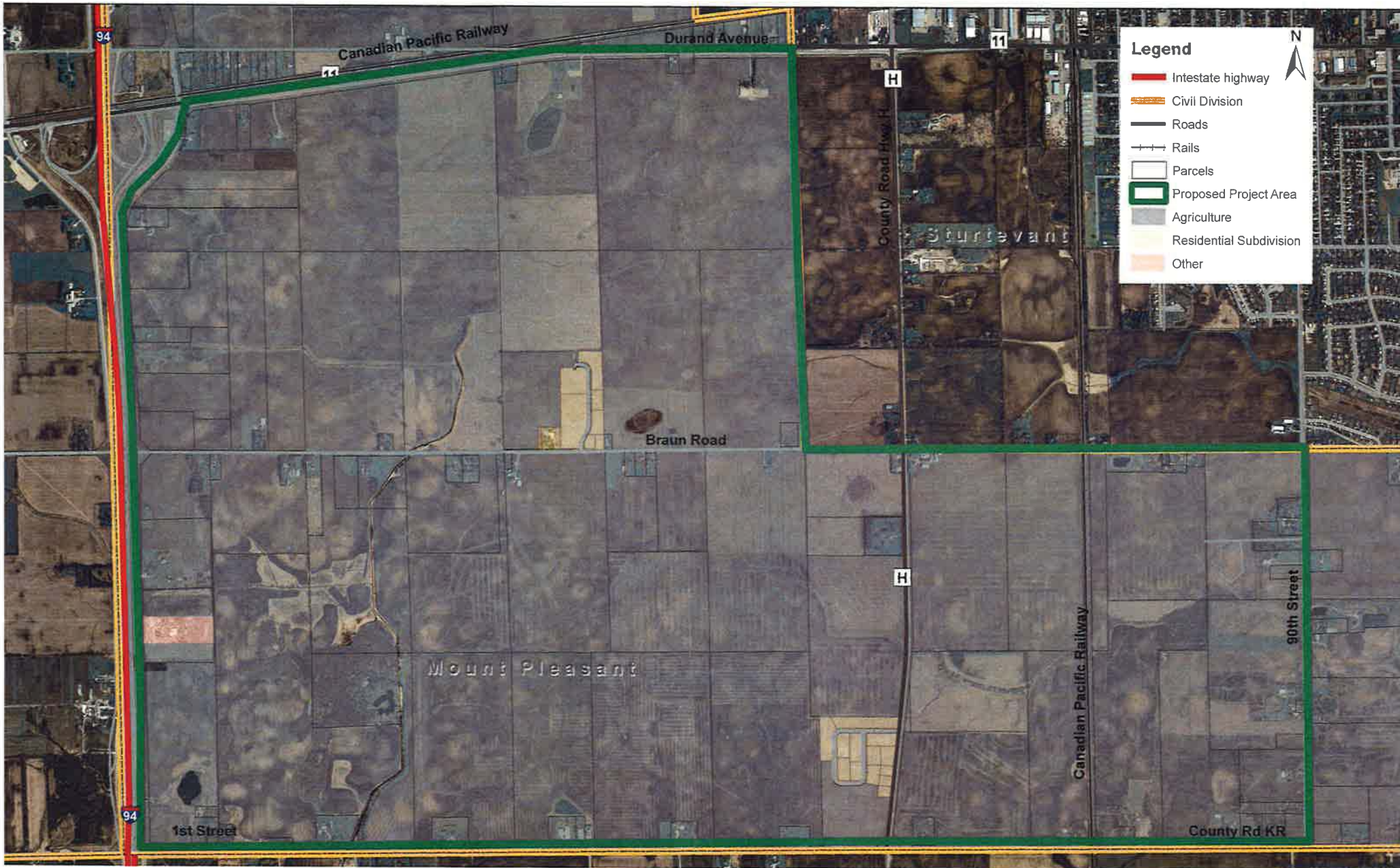


Exhibit C



Ordinance No. 20-2017

AN ORDINANCE TO AMEND CHAPTER 90 OF THE CODE OF ORDINANCES FOR THE VILLAGE OF MOUNT PLEASANT RELATING TO THE REZONING OF PROPERTY LOCATED ALONG INTERSTATE 41/94, STH 11, CTH H, AND CTH KR TO BP (BUSINESS PARK); REZONE PETITION RZ-11-17

The Village Board of the Village of Mount Pleasant, Racine County, Wisconsin, ordains as follows:

1. That Chapter 90 of the Code of Ordinances for the Village of Mount Pleasant, relating to zoning, and the Zoning Map be, and hereby are, amended as set forth below:
 - a. That the parcels listed in Attachment A are rezoned to "BP (Business Park)."
 - b. The Village Clerk shall cause the official Zoning Map of the Village of Mount Pleasant, as referenced in Section 90-175 of the Zoning Code, to be amended to reflect the revision to the zoning classification adopted herein.
2. That this ordinance shall take effect upon adoption and publication as provided by law.

Adopted this 13th day of November 2017.

VILLAGE OF MOUNT PLEASANT

By: _____



David DeGroot
Village President

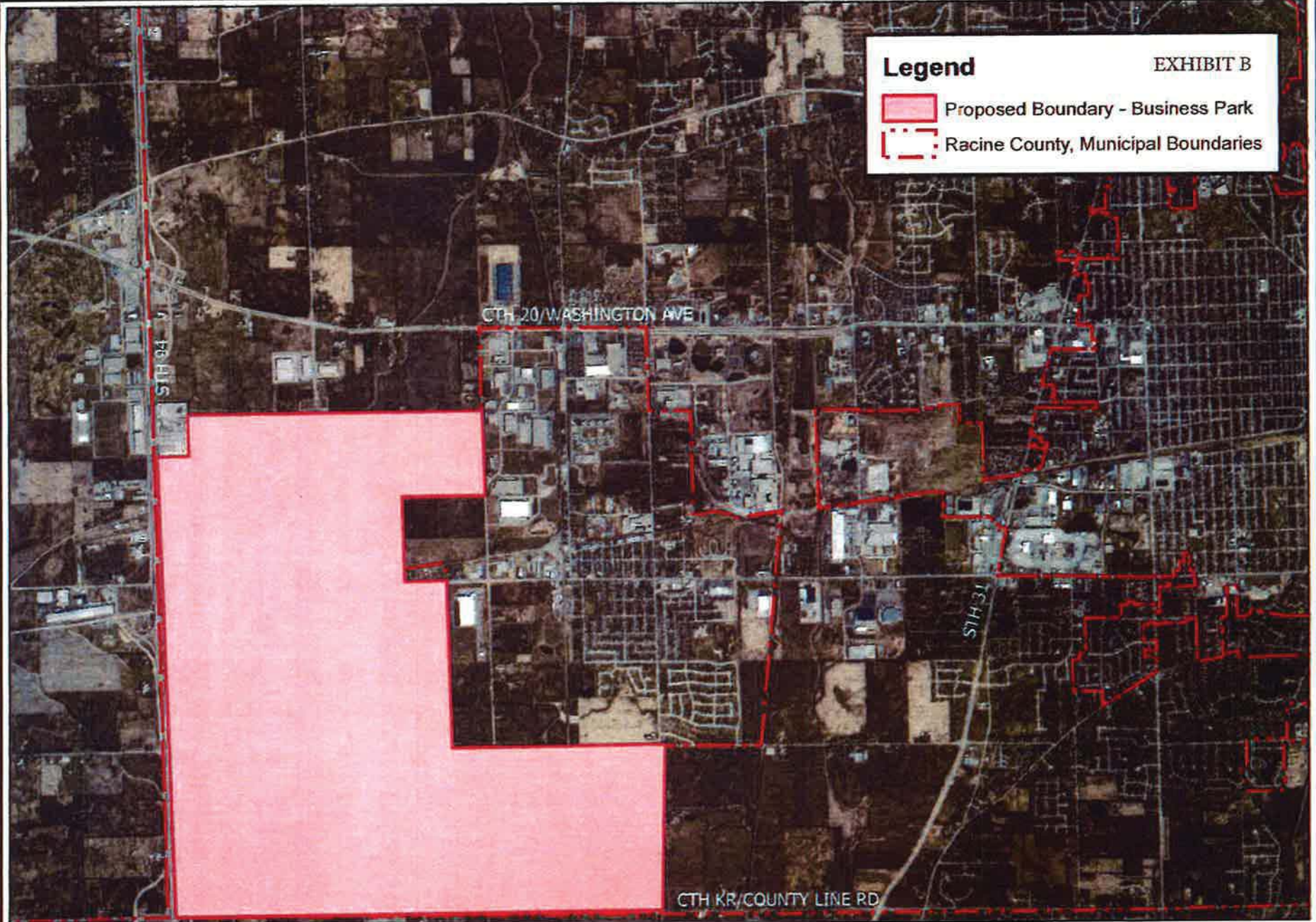
Attest: _____

Stephanie Kohlhaugen
Village Clerk/Treasurer

Legend

EXHIBIT B

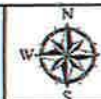
-  Proposed Boundary - Business Park
-  Racine County, Municipal Boundaries



**Village of Mount Pleasant
Racine County, WI**



**Proposed TID Boundary
Business Park**



1 inch = 4,000 feet

Exhibit

Subdivision XIX.

B-P Business Park*

* Cross References: Licenses and permits, ch. 46.

Sec. 90-651. Established.

(a) *Statement of intent.* The B-P business park district is intended to provide space where diverse individual office, retail and customer service uses may be mixed with industrial uses, at locations where the district is highly visible and accessible to one or more main traffic arteries, and all of the uses seek or require such exposure, accessibility and diversity, for which they are willing to help achieve basic compatibility with each other by adhering to high district-wide standards of building architecture and design and grounds appearance, maintaining highly landscaped parcels free of outside storage or display.

(b) *Permitted uses by right.* Permitted uses by right in the B-P district shall include any use permitted by right or conditional grant in the B-1, B-2, B-3, B-4 and M-1 basic use districts and the office and special service (OOS) and highway service (OHS) overlay use districts, subject to approval by the plan commission of building, site and operational plans per section 90-1005, and unless prohibited under subsection (c) of this section.

(c) *Prohibited uses.* Notwithstanding subsection (b), (d) and (e) of this section, the following uses and those of a similar character are prohibited within the B-P district:

- (1) Animal processing;
- (2) Caretaker or other residential uses;
- (3) Freight transfer stations or trucking terminals;
- (4) Mini-warehousing (self-storage);
- (5) Motor vehicle body repair;
- (6) Uses with outside storage or display;
- (7) Prurient adult only establishments. For the purpose of this subsection, the term "adult only establishments" means uses which, as a substantial portion of their trade, feature books, videos, games, entertainment, motion picture viewing or personal services which emphasize sexual activities or the sexual anatomy for the purpose of prurient gratification of the customer;

(8) Uses, including restaurants, motels, or vehicle services which are significantly oriented to trucking patronage;

(9) Salvage or recycling operations.

(d) *Permitted accessory uses.* Permitted accessory uses in the B-P district shall include, subject to approval by the plan commission of building, site and operational plans, any accessory uses permitted by the basic or overlay use districts as set forth in subsection (b) of this section, including signs, if customarily associated with the permitted use, but excluding uses involving outside storage or display or an accessory building.

(e) *Permitted uses by conditional grant.*

(1) Motor fuel sales oriented to trucking patronage.

(2) Industrial, warehousing, shipping, and manufacturing building with a height greater than 40 feet but not greater than 60 feet.

(f) *Special regulations.*

(1) Within the B-P district, the plan commission, in following the provisions of section 90-1005, shall not approve building plans which do not treat all exterior walls of all structures with acceptable materials that present an equally finished facade to all sides.

(2) Necessary loading docks and enclosed waste storage awaiting pickup shall be especially well treated in terms of site placement and screening, ordinarily avoiding the placement of loading docks facing the street frontage, unless the dock wall is set back more than 100 feet and is substantially screened from street view.

(3) Under article VII (see sections 90-1001--90-1006), the maximum height limit as given in such article sections shall not preclude structures for offices and hotels from being approved at a maximum height of 60 feet.

(g) *Site development standards.* The primary objective of the site development standards is to control and direct the planning and design of the built environment so as to enhance its visual character and maintain property values. These standards will also help foster sound, functional development that recognizes the residential, commercial, and industrial/manufacturing character of property along arterial and collector streets within the village. Pertinent to the visual character of the area is site design, architectural treatment, parking and site access, landscaping, signage and lighting, establishing and maintaining property values.

Some standards are identified as "mandatory," which indicates that full compliance with these standards are specifically required by ordinance; or "recommend," which indicates that these standards are to be used as guidelines by the village planning staff and plan commission to

achieve compatible and unified site development. Full compliance with recommended standards can be required as part of the approval process.

These site development standards are only to be used for nonresidential development. The proceeding pages detail the commercial, industrial and/or manufacturing zoning districts currently established in the Village. These zoning districts provide a guideline for potential uses within these zoning classifications. These site development standards are an addition to the already existing zoning regulations. (See Chapter 90 Article VII for Supplemental Regulations.)

(h) *Site design considerations.* Site design is primarily concerned with sitting of a building on a parcel of land and the visual relationship with the site and with adjacent and surrounding building sites. Site design is addressed by the following:

- (1) *Setback requirements.* Setbacks are provided on each lot from abutting street rights-of-ways for both buildings and parking. The setback areas are important in allowing open space, and particularly green space along roadways, which enhances the visual character of the development.
 - a. Fifty feet from I-94 and frontage roads measured from the state road right of way;
 - b. Fifty feet for all other public streets.
- (2) *Parking setback.* Within the required building setback, no off-street parking, paved area, loading dock, or refuse collection is permitted closer to the street right-of-way than the following distance:
 - a. Fifty feet along arterial streets;
 - b. Twenty-five feet along collector streets.
- (3) *Off-street requirements.* Building and parking offsets are required along lot lines other than street rights-of-way, and provide for open space, on-site circulation, and for parking offsets, provide for green space on the perimeter of the site.
 - a. The following are the minimum distances required for building offsets in each district:
 - i. (B-1--B-4) 15 feet; 25 feet from a residential district;
 - ii. (B-P, M-1) 25 feet; 50 feet from a residential district.
 - b. Within the required building offset; no off-street parking or paved area is permitted closer to the lot line than the following distance in each district:

- i. (B-1--B-4) 15 feet; 35 feet from a residential district; except that an existing offset of less than 35 feet may be continued where a continuous year round landscape screen shall consist of a combination of deciduous and evergreen trees and shrubs with a height of 12 feet and depth of ten feet.
 - ii. (B-P, M-1) 25 feet; 75 feet from a residential district.
- c. Because of their impact on adjoining residential areas certain intensive commercial and institutional uses should have offsets in proximity to residential uses. Intensive uses are those that have extended hours of operation, high volumes, or rapid turnover of vehicular traffic, or extensive service requirements. The following are classified as intensive uses:
 - i. Restaurant (full service, carry-out or fast food);
 - ii. Automobile service, sales and repair;
 - iii. Automobile service station or mini-mart;
 - iv. Theater, dance hall or other amusement place;
 - v. Medical clinic providing extended hours for outpatient or emergency service;
 - vi. Grocery store or convenience store;
 - vii. Health clubs;
 - viii. Tavern;
 - ix. Mini-warehouse;
 - x. Full-service department store;
 - xi. Lockers and cold storage plants;
 - xii. Hotel or motel;
 - xiii. Animal hospitals and kennels;
 - xiv. Contractors shops and yards;
 - xv. Manufacturing, processing or other industrial use;

- xvi. Wholesale establishments or distributors;
- xvii. Uses which are similar to the above uses in having extended hours of operation, extensive service requirements or rapid turnover of customers;

For any intensive use, the minimum distance between any building, paving, loading docks, or refuse collection areas and any contiguous residential district in 100 feet. The minimum distance between any off-street parking, driveways, loading spaces or paved surface in 75 feet.

Landscaping and berming shall be provided and maintained to a minimum height of eight feet. The maximum slope of any berming shall not be greater than a ratio of 3:1. Landscaping shall consist of a combination of deciduous and evergreen trees and shrubs to provide a continuous year-round screen for a depth of 25 feet within the landscaped area; and appropriate ground cover and other plant material shall be in the remainder of the landscaped area.

- (4) *Building area and site coverage.* The amount of building area and site coverage are basic design parameters which affect the density, market value, and amount of open space on a site. These parameters are determined by the following standards for floor area ratio (FAR), lot coverage, and landscaped surface ratio, establishing a market value per development acre.
 - a. The floor area ratio is used to indicate the total floor area of a building or buildings, which may be allowed on a site or lot, expressed as a percentage of total floor area to area of the site or lot.
 - i. Not to exceed 40 percent for all uses.
 - ii. Not to exceed 40 percent for office uses and 45 percent for light industrial uses.
 - iii. Not to exceed 40 percent for retail.
 - b. Lot coverage is the percentage ratio of gross total site or gross lot area covered with buildings (principal or accessory) and other impervious surface (e.g. driveways, parking surfaces, and loading areas). The following are the appropriate maximum lot coverage for each district; a lesser lot coverage may be necessary on sites or lots adjacent of residential districts to meet other site requirements and allow for transitional offsets and buffering.

- i. Eighty percent for all uses.
 - ii. Eighty percent for office uses and 85 percent for light industrial uses.
 - iii. Eighty percent for retail uses.
- c. The landscape surface ratio is the percentage ratio of landscaped open space (i.e. covered with grass, shrubs, trees, and other plant material) to the gross total site or gross lot area. The following are minimum landscaped area ratios for each district. A greater landscaped area ratio may be necessary for sites or lots adjacent to residential districts to provide transitional offsets and buffering.
- i. Twenty percent for all uses.
 - ii. Twenty percent for office uses and 25 percent for light industrial uses.
 - iii. Twenty percent for retail.

(i) *Architectural treatment.* The image of an area is influenced to a large degree by the design character or architecture of its buildings.

- (1) *Massing/scale.* The massing of a building refers to the overall bulk or volume of space that a building encloses. Scale is conveyed by elements of the building facade where doorways, windows, and details enable people to gauge its relative size and character in relationship to the size of the human body.
- a. Scale proposed buildings to be compatible with the overall massing and the individual parts of adjacent buildings, especially adjacent to residential areas. Use similarly sized and proportioned window openings, floor heights, and details that are scaled to human proportions. (e.g. Six feet.)
 - b. Building heights of new construction should not be more than ten percent above the height of adjacent residential buildings (or future residential buildings assumed at a 36-foot ridge height) when the building is to be located within 200 feet of a residential building, with gradual transition to the maximum building height permitted by zoning regulations. Building heights to be measured from closest ridge height to ridge height.
 - c. Transitions between adjacent residential structures and new nonresidential structures and new nonresidential structures to be

(c) *Permitted accessory uses.* Permitted accessory uses in the RM-4 district shall include all accessory uses permitted in the RM-1 district, including commissaries and similar limited retail and customer service uses, if the principal support for their successful operation is intended to come from tenants of the approved project.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the RM-4 district shall include all uses permitted by conditional grant in the RM-1 district.

(e) *Special regulations.* The plan commission shall not approve building plans which do not treat all exterior walls of all structures permitted in the RM-4 district with acceptable materials that present an equally finished facade to all sides.

(f) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(g) *Municipal water.* A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and
- (3) The estimated municipal water main extension costs are less than the proposed building construction.

(Ord. of 8-8-1972, § 7.13(4); Ord. No. 13-2006, 11-27-2006; Ord. No. 11-2008, 7-14-2008)

Secs. 90-552--90-570. Reserved.

Subdivision XV.

B-1 Neighborhood Business*

* **Cross References:** Licenses and permits, ch. 46.

Sec. 90-571. Established.

(a) *Statement of intent.* The B-1 neighborhood business district is intended to provide for individual or small groups of retail and customer service establishments, primarily serving

the convenience of a local neighborhood, and the character, appearance and operation of which are compatible with the character of the surrounding area, which, in most cases, will be residential.

(b) *Permitted uses by right.* Permitted uses by right in the B-1 district shall include:

- (1) The following, subject to approval by the plan commission of the building, site and operational plans per section 90-1005:
 - a. Retail stores and shops offering convenience goods and personal services and not exceeding 1,500 square feet of primary floor area.
 - b. Business, professional or public service offices not exceeding 1,000 square feet of primary floor area.
 - c. Customer service establishments, such as restaurants not serving liquor, shoe repair shops, barbershops and beauty shops, studios and similar uses not exceeding 1,000 square feet of primary floor area.
- (2) Public utility transmission and distribution lines, poles and other accessories, provided that when a utility proposes a main intercity transmission facility, the utility shall give notice to the plan commission of such intention and the date of hearing before the public service commission, and before beginning construction of a specific route, shall file with the plan commission a mapped description of the route of such transmission line.

(c) *Permitted accessory uses.* Permitted accessory uses in the B-1 district shall include the following, subject to approval by the plan commission of building, site and operational plans per section 90-1005:

- (1) Garages for the storage of vehicles used in conjunction with the operation of the business.
- (2) Off-street parking and loading areas (see sections 90-1007--90-1014).
- (3) Signs, subject to the provisions of article V of this chapter.
- (4) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker, which shall be located in the same building as the business.
- (5) Any other structure or use normally accessory to the principal uses permitted.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the B-1 district shall include the following:

- (1) Automobile service stations.
- (2) Rental apartments as a secondary use of a commercial building and on other than the ground floor level.
- (3) Restaurants serving liquor, taverns, bars, etc., not offering live entertainment.
- (4) Small animal veterinary clinics and accessory indoor boarding.

(e) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(f) *[Municipal water].* A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and
- (3) The estimated municipal water main extension costs are less than the proposed building construction.

(Ord. of 8-8-1972, § 7.9(1); Ord. No. 13-2006, 11-27-2006; Ord. No. 11-2008, 7-14-2008)

Secs. 90-572--90-590. Reserved.

Subdivision XVI.

B-2 Community Business*

* **Cross References:** Licenses and permits, ch. 46.

Sec. 90-591. Established.

(a) *Statement of intent.* The B-2 community business district is intended to provide for the orderly and attractive grouping, at appropriate locations, of retail stores, offices and service establishments serving the needs of the larger community area. The size and location of

B-2 districts shall be based upon evidence of justifiable community need, adequate customer potential and satisfactory relationship to the arterial highway system and other related facilities. The impact on adjacent residential uses, because of traffic, size of buildings, hours of operation and the need for some arrangement of the uses within the district with respect to compatibility, will require plan commission approval of specific development plans.

(b) *Permitted uses by right.* Permitted uses by right in the B-2 district shall include:

- (1) Any use as permitted by right in the B-1 district, subject to approval by the plan commission of building, site and operational plans.
- (2) The following, subject to approval by the plan commission of building, site and operational plans:
 - a. Retail stores and shops.
 - b. Community and customer service establishments, such as, but not limited to, the following:
 1. Business, professional, public service, banking and savings and loan offices.
 2. Restaurants, taverns, theaters, bowling alleys, nightclubs and other indoor commercial entertainment facilities.
 3. Automobile service stations, laundromats, coin-operated dry cleaning establishments and laundry or dry cleaning pickup stations.
 4. Dental and medical clinics.
 5. Lodges and private clubs.
 - c. Vocational training schools.
 - d. Public utility offices and installations.

(c) *Permitted accessory uses.* Permitted accessory uses in the B-2 district shall include the following, subject to approval by the plan commission of building, site and operational plans:

- (1) Any accessory use permitted in the B-1 district.
- (2) Signs, subject to the provisions of article V of this chapter.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the B-2 district shall include the following:

- (1) Any conditional use permitted in the B-1 district.
- (2) Any use permitted by right in the B-3 district.

(e) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(f) *[Municipal water].* A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and
- (3) The estimated municipal water main extension costs are less than the proposed building construction.

(Ord. of 8-8-1972, § 7.9(2); Ord. No. 13-2006, 11-27-2006; Ord. No. 11-2008, 7-14-2008)

Secs. 90-592--90-610. Reserved.

Subdivision XVII.

B-3 General Business*

* **Cross References:** Licenses and permits, ch. 46.

Sec. 90-611. Established.

(a) *Statement of intent.* The B-3 general business district is intended to provide for the orderly and attractive grouping, principally in general business parks, of a widely diversified range of commercial uses, including those of a more general retail and wholesale nature, and including both small and large establishments. The uses to be located in the B-3 district traditionally need individually owned sites near other major commercial activities and on

important traffic arterials, but do not rely on interchange of customers with adjacent uses as commonly as B-2 uses. To discourage the stripping of such uses along the principal arterials, thereby impeding traffic flow thereon, the B-3 district should be restricted, as much as possible, to well located, properly planned subdivisions for individual businesses, which shall be referred to as "general business parks."

(b) *Permitted uses by right.* Permitted uses by right in the B-3 district shall include:

- (1) Any uses, subject to approval by the plan commission of building, site and operational plans, as permitted by right or by conditional grant in the B-2 and B-2 districts, except for rental apartments as a secondary use.
- (2) The following, subject to approval by the plan commission of building, site and operational plans:
 - a. General merchandising and wholesaling establishments.
 - b. Printing and publishing houses and related activities.
 - c. Commercial parking facilities, as well as service and sales establishments for automobiles, including body repair shops and used car lots, but not including the storage of junked or wrecked automobiles and parts.
 - d. Transportation terminals, not including trucking.
 - e. All uses permitted in the OOS district.
 - f. All highway service uses as enumerated in the OHS district.

(c) *Permitted accessory uses.* Permitted accessory uses in the B-3 district shall include any accessory use, including signs, as permitted in the districts enumerated under permitted principal uses, as well as any other uses customarily associated with the permitted uses of the B-3 district.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the B-3 district shall include the following:

- (1) Lumber and building supply yards, cabinet making and similar small manufacturing or repair shops.
- (2) Experimental, testing and research laboratories.
- (3) General warehousing.
- (4) Small animal veterinary clinics and accessory indoor boarding.

(e) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(f) *[Municipal water].* A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and
- (3) The estimated municipal water main extension costs are less than the proposed building construction.

(Ord. of 8-8-1972, § 7.9(3); Ord. No. 13-2006, 11-27-2006; Ord. No. 11-2008, 7-14-2008)

Secs. 90-612--90-630. Reserved.

Subdivision XVIII.

B-4 Office*

* **Cross References:** Licenses and permits, ch. 46.

Sec. 90-631. Established.

(a) *Statement of intent.* The B-4 office district is intended to provide for individual sites, or for planned groupings on single larger sites or on subdivided larger sites, of office buildings and related service uses serving the needs of both the neighborhood and the larger community area. The plan commission's approval of the building, site and operational plans of each such building proposal will be necessary to achieve a satisfactory relationship of the office use and its operating characteristics to possible adjacent residential uses, the arterial highway system and, in some cases, adjacent retail and customer service uses where shared parking is likely and some interchange may occur between such various uses.

(b) *Permitted uses by right.* Permitted uses by right in the B-4 district shall include offices, whether for single- or multiple-tenant use, including business, professional, governmental or other institutional occupancy, as well as for medical and dental clinics, subject to approval by the plan commission of building, site and operational plans per section 90-1005.

(c) *Permitted accessory uses.* Permitted accessory uses in the B-4 district shall include the following, subject to approval by the plan commission of building, site and operational plans per section 90-1005:

- (1) Incidental service uses, such as product or service display areas, warehousing and repair services, and customer or employee services, including restaurants, cafeterias, studios or instructional areas, provided that such uses are accessory or subordinate to the principal office use by not comprising cumulatively more than 30 percent of the floor area.
- (2) Off-street parking and loading areas (see sections 90-1007--90-1014).
- (3) Signs subject to the same regulations as the B-1 district.
- (4) Any other structure or use normally accessory to the principal permitted uses.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the B-4 district shall include the following:

- (1) Banks, savings and loans, credit unions and similar financial service facilities.
- (2) Rental apartments as a secondary use of a commercial building on other than the ground floor level.

(e) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(f) *[Municipal water].* A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and
- (3) The estimated municipal water main extension costs are less than the proposed building construction.

(Ord. of 8-8-1972, § 7.9(4); Ord. No. 13-2006, 11-27-2006; Ord. No. 11-2008, 7-14-2008)

Secs. 90-632--90-650. Reserved.

Subdivision XX.

M-1 Industrial (Manufacturing and Warehousing)*

* Cross References: Licenses and permits, ch. 46.

Sec. 90-671. Established.

(a) *Statement of intent.* The M-1 industrial (manufacturing and warehousing) district is intended to provide for all industrial uses which would violate the performance standards contained in article VI of this chapter.

(b) *Permitted uses by right.* Permitted uses by right in the M-1 district shall include the following, subject to approval by the plan commission of building, site and operational plans:

- (1) Manufacturing, assembly, fabrication and processing operations, including related materials, storage and warehousing.
- (2) Transportation terminals, including trucking and railroading.
- (3) General warehousing, including lumber and building supply yards.
- (4) Commercial uses that serve industrial uses, such as restaurants, professional offices and highway uses, including automobile service stations and car washes, etc.
- (5) Public utility offices, installations, and transmission and distribution facilities.

(c) *Permitted accessory uses.* Permitted accessory uses in the M-1 district shall include the following, subject to approval by the plan commission of building, site and operational plans:

- (1) Office, storage, power supply and other such uses normally auxiliary to the permitted principal use.
- (2) Off-street parking, loading and service facilities.
- (3) Signs, subject to the following (see article V of this chapter):
 - a. No sign shall exceed 75 square feet and illuminated signs shall not exceed 50 square feet in area, except that the individual letter signs on building facades permitted under section 90-931(a) may be permitted, not to exceed ten percent of the building facade on which they are placed.

- b. Not more than one sign attached to the building facade for each street frontage or each 500 feet of street frontage, whichever is greater, shall be permitted for each industrial user.
 - c. No freestanding sign shall exceed 20 feet in height when measured from the ground, and no attached sign shall be higher than the parapet or eave line or, in any case, exceed 35 feet in height.
- (4) Residential quarters for guards or caretakers.
 - (5) Any other use or structure normally accessory to the permitted principal uses.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the M-1 district shall include the following:

- (1) Automobile body repair shops, including the storage of junked or wrecked automobiles and parts.
- (2) Animal hospitals and kennels.
- (3) Junkyards or salvage yards.

(e) *Special regulations.* Where a use in the M-1 district abuts a residential district of any type, setbacks and offsets, if greater in the abutting residential district, shall apply to the M-1 district, but, in any case, shall not be less than 50 feet, which 50 feet shall be devoted to landscaping, and along the side and rear abutting a residential district at least 15 feet of such landscaped area shall be devoted to a landscaped earth berm or landscaped planting bed which will provide a visual screen at least six feet in height upon maturity of the plantings.

(f) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(g) *[Municipal water].* A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and

Subdivision VI.

OHS Highway Service

Sec. 90-811. Established.

(a) *Statement of intent.* The OHS highway service overlay district is intended to provide, along limited portions of major traffic routes, designated areas in which certain uses peculiarly suited to, and compatible with, the highway character and designed to service highway traffic may be permitted, subject to such regulatory standards as will ensure compatibility with the underlying basic district uses and not damage the traffic-carrying capacity of the highway.

(b) *Permitted uses by right.* Permitted uses by right in the OHS district shall include the following, subject to approval by the plan commission of building, site and operational plans:

- (1) Automobile service stations.
- (2) Motels and tourist homes.
- (3) Restaurants, supper clubs, drive-in restaurants and other establishments providing service to their customers while the customers are in their cars.
- (4) Laundry and dry cleaning pickup stations.
- (5) Any use permitted by right in the OOS district.

(c) *Permitted accessory uses.* Permitted accessory uses in the OHS district shall include the following:

- (1) Off-street parking and loading areas.
- (2) Signs as permitted in the underlying zone if it is commercial (see division 3, subdivisions XV--XIX of this article), or as permitted in the B-2 district if it is any other basic zoning.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the OHS district shall include the following:

- (1) Taverns and barns.
- (2) Trucking service stations.

(e) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(f) *[Municipal water]*. A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and
- (2) The proposed building construction (excluding parking, landscaping and stormwater management facilities) is valued in excess of 50 percent of the existing village improvement assessments on the subject parcel; and
- (3) The estimated municipal water main extension costs are less than the proposed building construction.

(Ord. of 8-8-1972, § 7.14(5); Ord. No. 13-2006, 11-27-2006; Ord. No. 11-2008, 7-14-2008)

Secs. 90-812--90-830. Reserved.

Subdivision VII.

OOS Office and Special Service

Sec. 90-831. Established.

(a) *Statement of intent.* The OOS office and special service overlay district is intended to provide for limited size uses, such as offices, professional and special services, and specialized retail and customer services, in the typically residential areas which, because of proximity to major highways and adjacent commercial development, have commercial potential, and where the permissive uses are more than can be permitted as home occupations or residential businesses, but where it is important to adjacent uses to maintain a residential character by subjecting uses permitted in this section to such standards as are necessary to ensure compatibility.

(b) *Permitted uses by right.* Permitted uses by right in the OOS district shall include the following, subject to approval by the plan commission of building, site and operational plans:

- (1) Studios for photography, painting, music, sculpture, dance or other recognized fine art.
- (2) Real estate and insurance offices.
- (3) Professional offices of an architect, lawyer, doctor, dentist, engineer or other similar recognized profession.
- (4) Administrative and public service offices.

- (5) Specialized retail or customer service establishments of a restrictive nature, including, but not limited to, the following:
 - a. Antique shops;
 - b. Boardinghouses, lodginghouses or tourist homes;
- (6) Delicatessens;
- (7) Florist shops;
- (8) Funeral homes;
- (9) Gift shops;
- (10) Interior decorators;
- (11) Beauty shops and barbershops.

(c) *Permitted accessory uses.* Permitted accessory uses in the OOS district shall include the following:

- (1) Off-street parking and loading areas.
- (2) Signs as permitted in the B-1 district.

(d) *Permitted uses by conditional grant.* Permitted uses by conditional grant in the OOS district shall include the following:

- (1) Dental and medical clinics.
- (2) Nursing homes, rest homes and homes for the aged.

(e) *Municipal sanitary sewer.* Municipal sanitary sewer is a prerequisite to issuance of building permits for development within 350 feet of municipal sanitary sewer, measured along public road right-of-way.

(f) *[Municipal water].* A landowner shall extend municipal water for their entire lot frontage prior to issuance of a building permit if all of the following conditions are met:

- (1) The nearest property boundary of the subject parcel is 350 feet or less measured along the public road right-of-way to an existing municipal water main; and

Exhibit D

PROJECT AREA PROPOSED USES

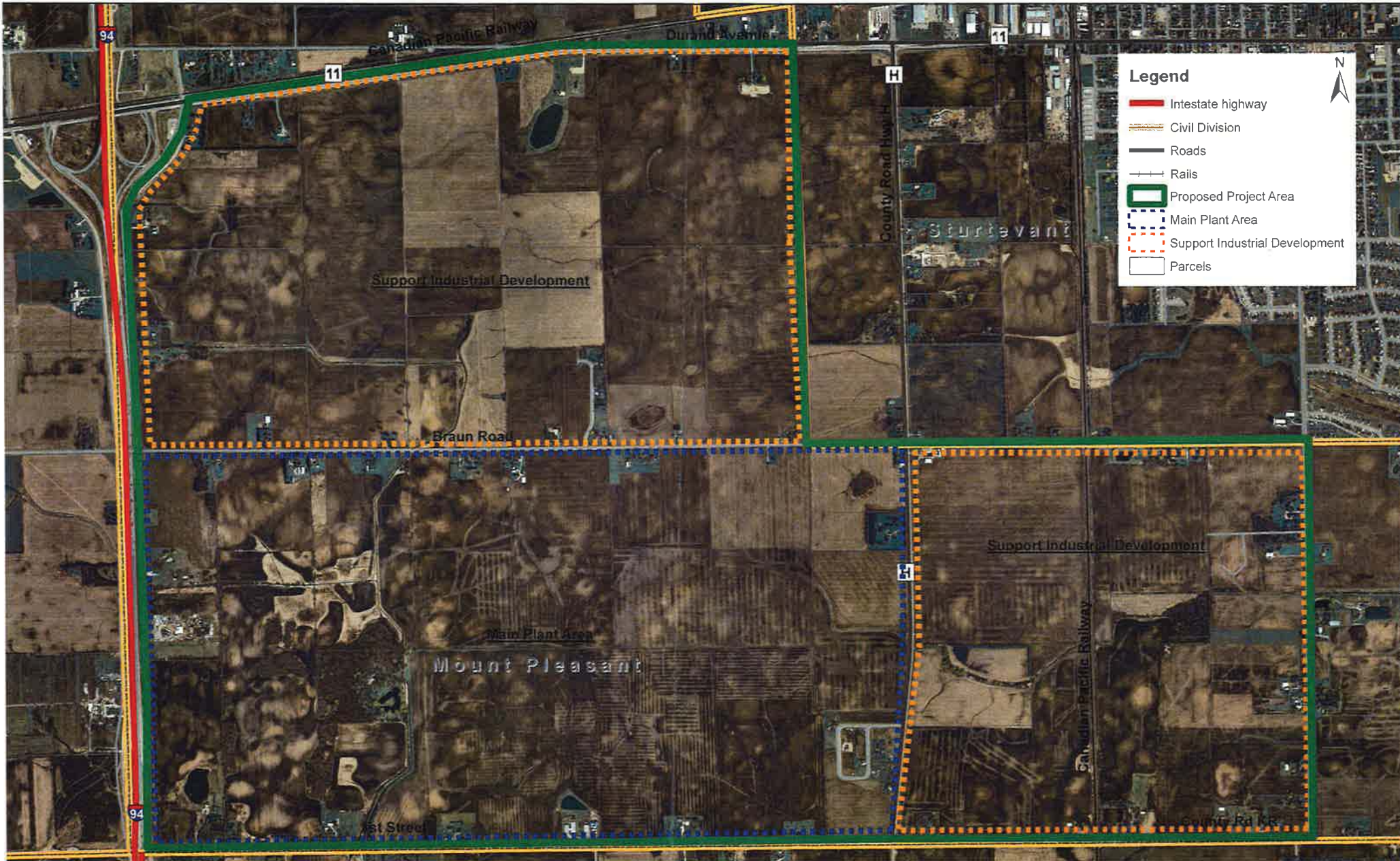
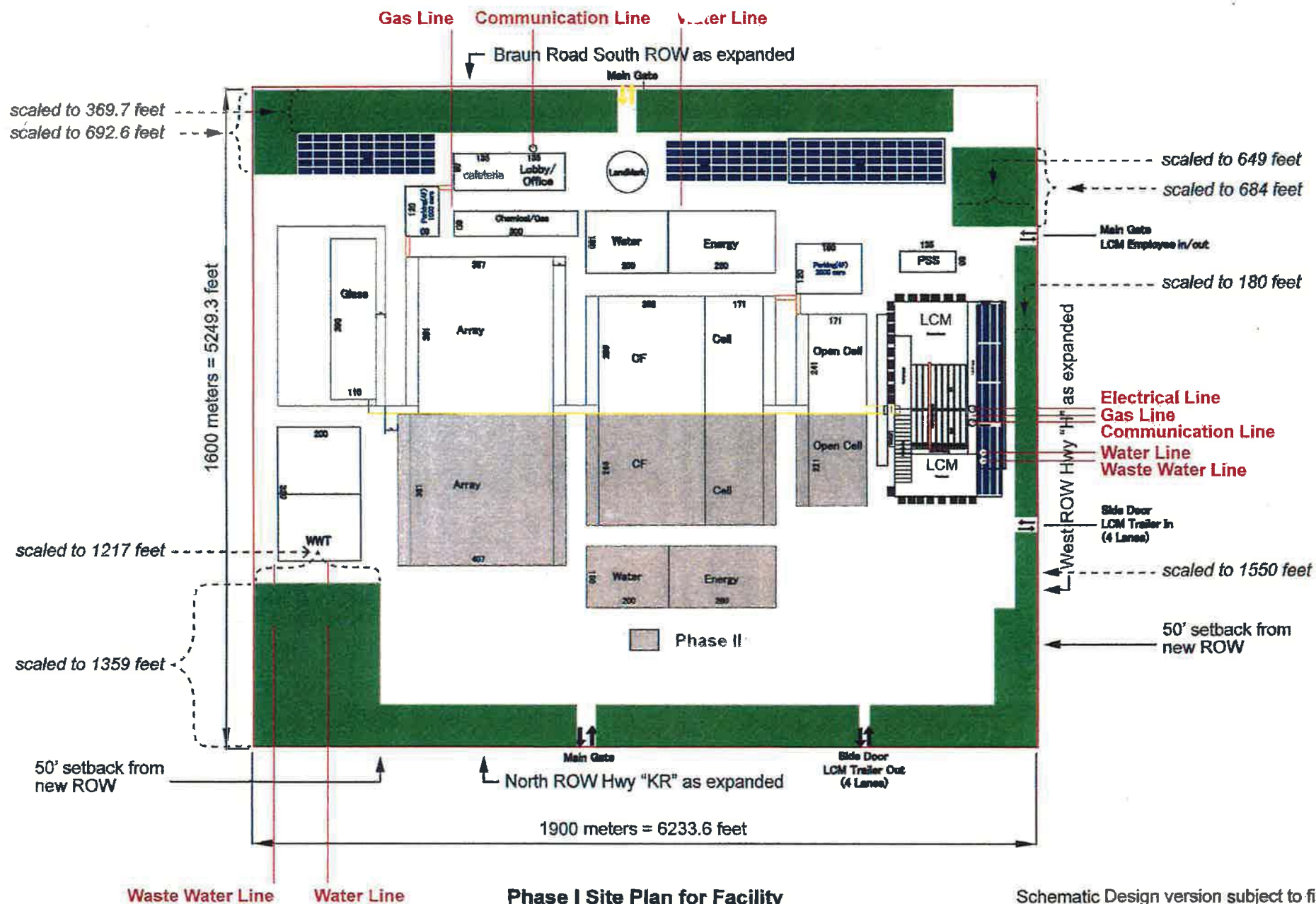


Exhibit D-1



**Phase I Site Plan for Facility
draft dated 11-30-2017**

Schematic Design version subject to final production refinements and revisions

ROAD IMPROVEMENTS PROJECT AREA OVERVIEW

In November 2017, WisDOT took temporary jurisdiction over several local roadways around the road improvements area. The temporarily assigned jurisdiction of these local roads was granted to WisDOT because of the department's experience delivering extremely complex roadway projects that require synchronizing and coordinating aggressive delivery schedules. After reconstruction is complete, local jurisdiction will resume.

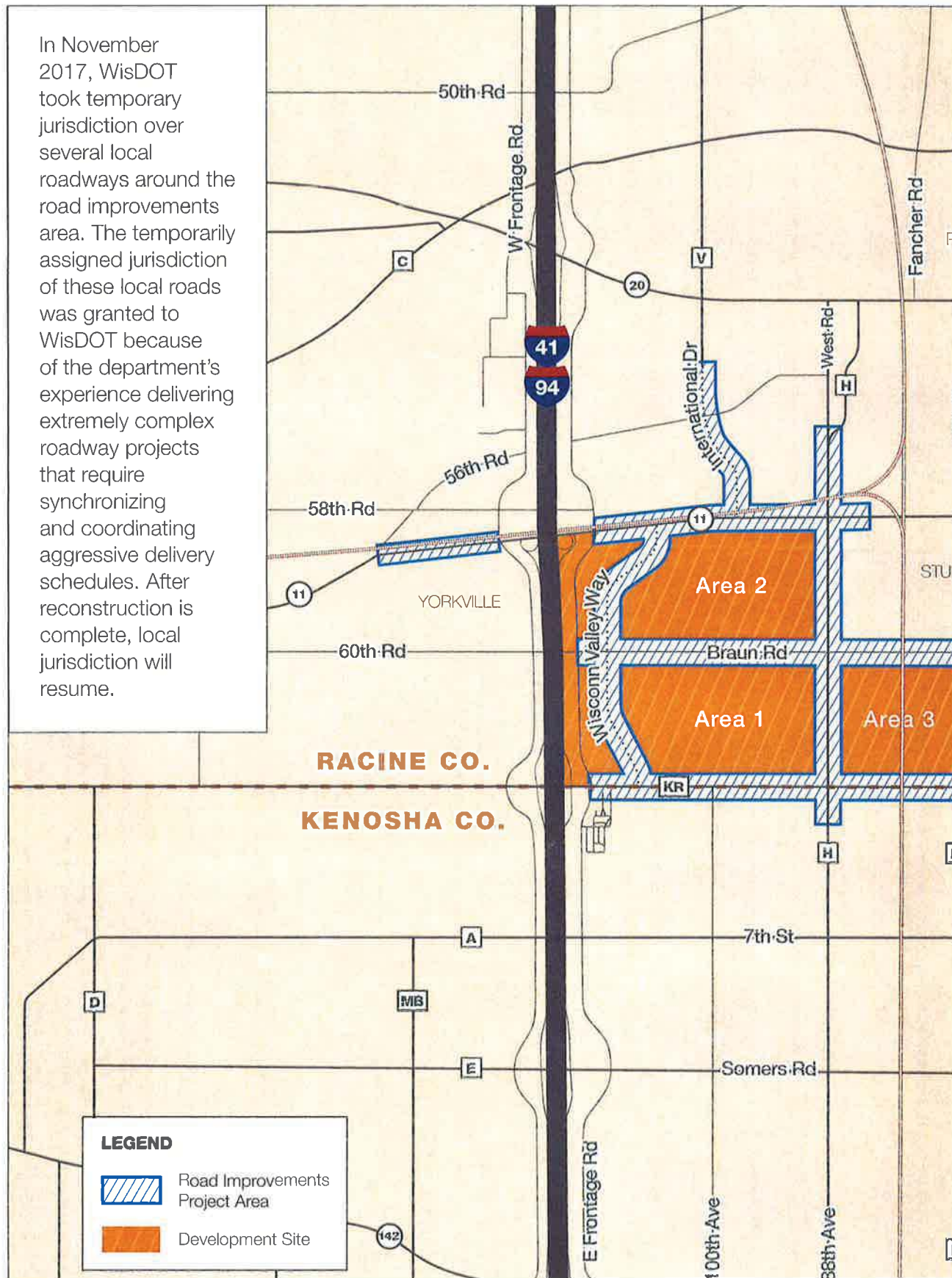
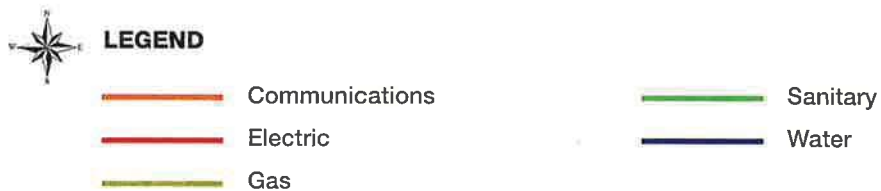
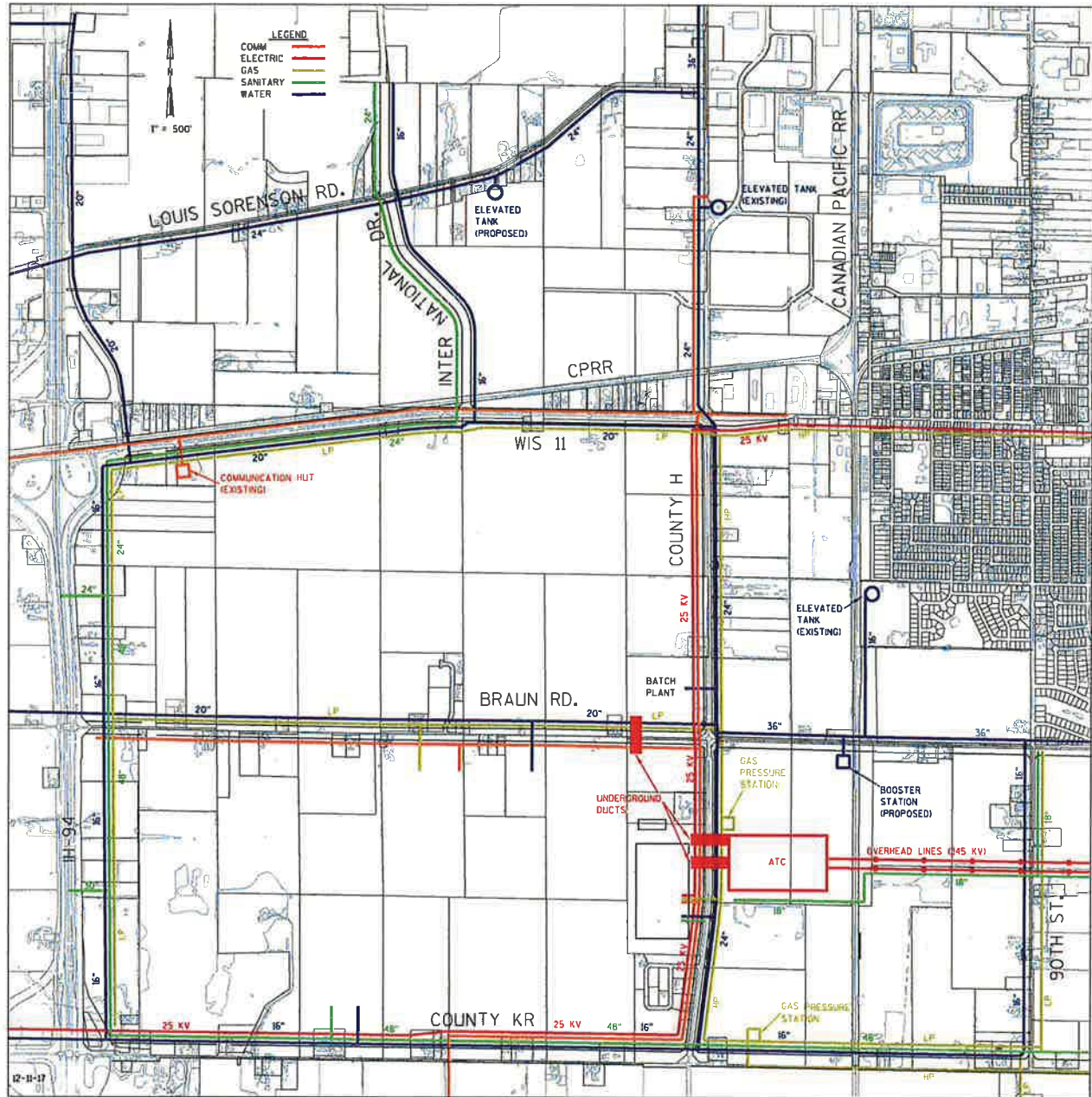


Exhibit F

UTILITIES OVERVIEW

DECEMBER 2017



NOTE: Utility locations shown hereon are conceptual and are subject to change



projects.511wi.gov

